



VEHA VOICE

SUMMER 2024

Newsletter of the Villa Encantada Homeowners' Association
6565 Academy Road NE, 87109 - www.veha.us

Dear VEHA Community,

On behalf of the VEHA Board of Directors, I would like to thank you for your participation in the Town Hall Meetings and the Annual Meeting for our community.

I would also like to acknowledge our Property Manager, Roberta Borders for the tremendous amount of work she puts into presenting the community with information that allows us to make crucial financial decisions, and also our Board members who have worked diligently over the past few years to seek funding sources for our infrastructure needs.

During our annual meeting and one of our Town Hall meetings, we were fortunate to have Chip Munday, President—New Mexico Region from Association Reserves, to present his findings regarding the VEHA Reserve Study conducted in March. This information will help us to achieve near and long-term goals for our community's needs.

For those who were not able to attend the annual meeting, we had 73 participants either in person, proxy, or early voting. This number was enough for meeting quorum after a second roll call. The budget votes had 33 votes for an increase to \$285, 22 votes for an increase to \$280 and 18 votes for no increase. An approved budget required 60% of the quorum which was 44 votes. The \$280 passed since a vote for \$285 was an automatic vote for \$280 with a total of 55 votes. This budget helps the community to continue our aggressive approach to funding our Reserves and meet our increasing operational needs.

Our next steps will be to review what was revealed in the Reserve Study and develop a plan to present to the community as we move forward in tackling our infrastructure and maintenance needs. We will also, look at whether other loans are a viable option for our community. (VEHA does not qualify for federal, state, or local grants or low interest loans. We will be communicating with the community as we move forward and will be asking for your input and participation.

One last thing I would like to share is that the last 6 months have been challenging for me health wise, and Cathy Dorr stepped in to cover during times of my absence. This year we will be co-leading our Board of Directors. I am very grateful to Cathy for her calm, supportive and can-do nature. We appreciate your support and know that our community will continue to thrive as we work together.

Thank you, Marsha Gaillour VEHA Co-President

VEHA ARCHITECTURAL STANDARDS - Cathy Dorr, Architectural Standards Committee

A reminder to all homeowners that exterior maintenance of homes in accordance with the Architectural Standards is the responsibility of the homeowners. These include exterior maintenance of stucco, fencing, garage doors, vigas, pergolas/overhang, balconies, roofs and parapets. Homeowners are required to submit an Architectural Change Request Form prior to any exterior work. The requests are to be approved by the Board. We have approved paint colors that are to be used, so we have continuity throughout the neighborhood for the approved color schemes. Please contact Roberta, our property manager, to review the approved colors and get an application for board approval for exterior maintenance. The Architectural Standards committee will be meeting soon to discuss further how we support and correct architectural standards, if and where needed, in our homeowners neighborhood association neighborhood. It is important that we have consistent standards and properties properly repaired. This is important for property values in our neighborhood.

FROM THE MANAGER'S DESK

VEHA ARCHITECTURAL STANDARDS & REQUIRED PAINT COLORS

A reminder that the color elements within VEHA are dictated by the Architectural Standards. The Sherwin Williams store at 5901 Wyoming NE (north of Whole Foods) has two VEHA-approved colors.

DARK BROWN for fences, vigas, pergolas. **TAN** for garage doors and paneling.

Using incorrect colors will result in your being required to correct the color back to the approved standard. These paints are also available in the office for purchase to save time and ensure you are using the correct colors. Homeowners are also responsible for any work done on your home by a company, contractor, or any individual including neighbors.



2024-2025

BOARD OF DIRECTORS

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REMINDER—THE VEHA ASSESSMENT IS \$280 EFFECTIVE 7/1/2024—REMINDER

POOL ETIQUETTE REMINDERS

The VEHA Community Pool is an amenity for the common good and use of all members and is “self-regulating”. This means there is not a lifeguard or monitor; members and their guests are expected to be respectful of the property and other guests.



PLEASE:

- NO DIVING OF ANY KIND—NO JUMPING INTO THE POOL. The VEHA pool is SHALLOW. Diving or jumping into shallow water can result in serious injury or death.
- Children under 14 MUST be accompanied by an adult per New Mexico State law.
- **ALL Pool floats must be returned to their storage netting located at the west gate before you leave the area or they will be removed. Be respectful.**
- The trash bin on the pool deck is for the use of the Pool Technicians only. Despite a clear sign on top of the bin, people are still putting trash into this bin including food, beverages, dirty diapers. This waste attracts ants and roaches. Take your trash out when leaving.
- Please help keep the bathroom clean and tidy after use including flushing the toilet and wiping down the sink area after washing hands. Also please keep the exterior door closed to keep debris out of the restroom.
- Please return furniture that you have moved to an orderly arrangement—never drag furniture on the deck.

COMMUNITY CENTER RENTALS

A reminder that the VEHA Community Center is available to its members to rent for parties and family gatherings. Contact the office for more details.

A SPECIAL THANK YOU

A shout out to one of our members, Carl Vidale, who purchased and donated the a beautiful new set of teak chairs & table for the enjoyment of everyone. Thank you Carl!

PARKING RULES REMINDERS

VEHA is responsible for all streets within the complex and is granted the authority to regulate their use via the CC&Rs. The Parking Rules are meant to keep the streets clear of vehicles, create safe and fair practices, protect property, and diminish disputes between neighbors.

- Each resident is expected to park in their own 2-vehicle garage; One vehicle may park parallel in front of your garage door as long as it does not block traffic in narrow areas.
- No parking is allowed in front of utility fences or another member’s home.
- There is NO PARKING in any red zone or in the yellow zone by the mailboxes
- There is NO PARKING in the main parking lot at the VEHA Community Center. That area is for vendors and their guests. All oversized vehicles requiring overnight parking in the main lot must get prior permission so that they are parked in a manner that does not block VEHA’s security cameras or are parked over the curbs into the grass and preventing sprinklers from working properly.

NEW TO VEHA?

A New Homeowner Orientation Class is available to all new VEHA homeowners. Please call the office 505.823.9190 to schedule a time dedicated to helping new members understand all the important aspects of living in an HOA that abides by CC&Rs (Covenants, Conditions, Restrictions) and the obligations and responsibilities that it entails.

HELP PREVENT CRIME

With the hot weather approaching, many homeowners are leaving their garage doors up for cooling. Please do not do this for your own safety and the safety of the rest of the community. There have already been reports of items stolen from garage doors that were left up or open. Leaving garage doors open even inches invites unsavory elements into our community—they just need that one opportunity to steal your stuff, your car, or worse, break into your home.

JULY 4 REMINDER—NO FIREWORKS WITHIN VEHA PROPERTY—NO EXCEPTIONS

VEHA adheres to a strict “no fireworks” policy and this is especially important over the July 4 Holiday. Please be respectful to the numerous veterans who struggle with PTSD as well as the comfort of everyone’s pets and our wildlife. Disrespectful use of fireworks causes severe stress to these individuals. Please take your fireworks somewhere else or attend one of the many celebration events throughout the metro area.



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